

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/20 James Street Dromana VIC 3936

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$735,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$883,500

Property type

Other

Suburb

Dromana

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

2/14 James Street Dromana VIC 3936	\$851,000	23-Oct-21
2/27 James Street Dromana VIC 3936	\$850,000	03-Jul-21
5/27 James Street Dromana VIC 3936	\$880,000	13-Jul-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 17 November 2021



2/14 James Street Dromana VIC 3936

 3  2  2

Sold Price

^{RS} **\$851,000** ^{UN}

Sold Date

23-Oct-21

Distance

0.06km



2/27 James Street Dromana VIC 3936

 3  2  2

Sold Price

\$850,000

Sold Date

03-Jul-21

Distance

0.06km



5/27 James Street Dromana VIC 3936

 2  2  1

Sold Price

\$880,000

Sold Date

13-Jul-21

Distance

0.09km



1122 Arthurs Seat Road Dromana VIC 3936

 4  2  2

Sold Price

\$760,000

Sold Date

21-Jan-21

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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